

ARB CASE NO. 891F
6400 BLK BROADWAY ST

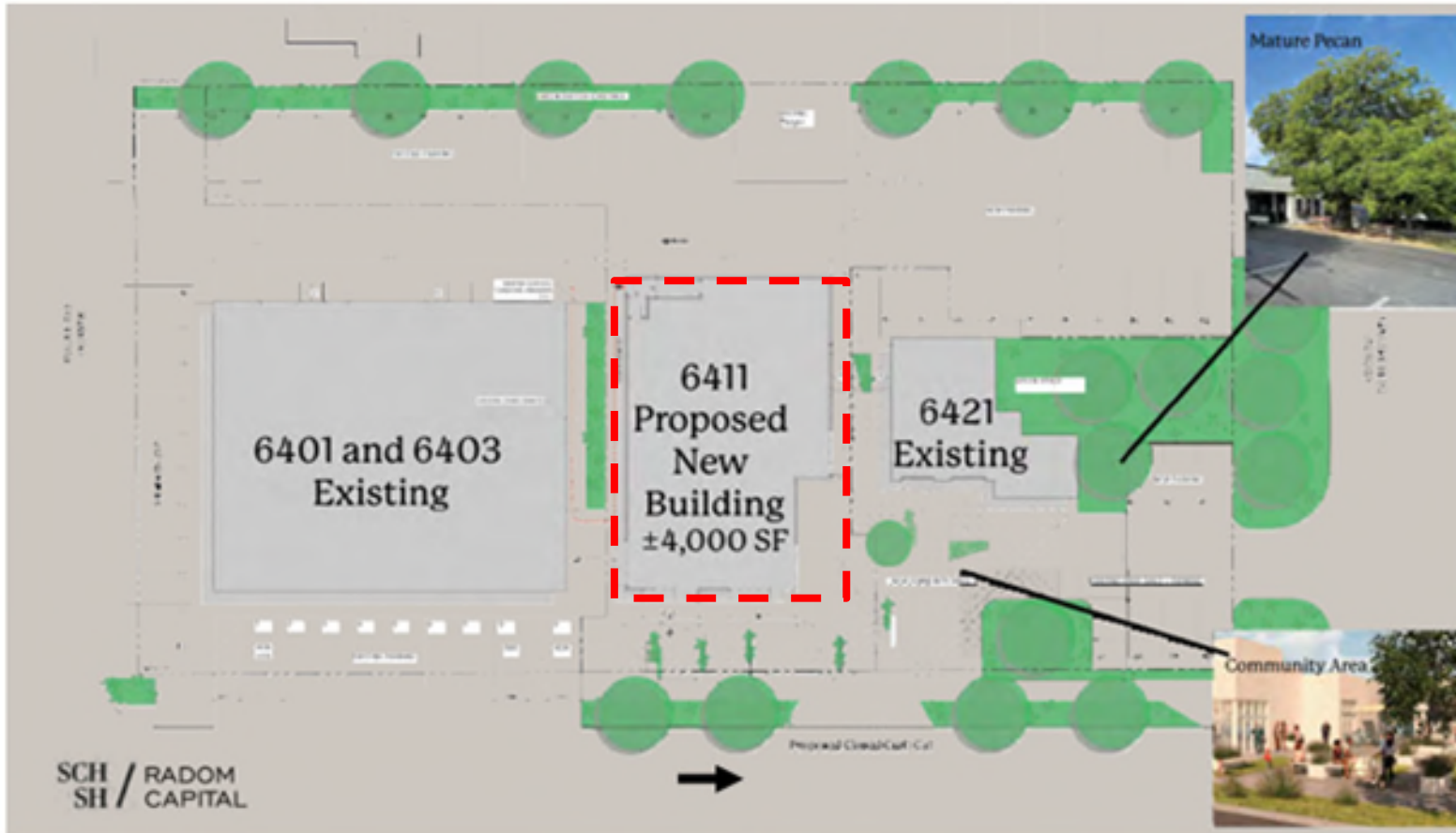
FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPOSED CONDITIONS



- Broadway St
 - West side of Broadway between College Blvd and Inslee Ave
- Business District (B-1)
- New Commercial Use Building



SUMMARY

The applicant is seeking to build a new stand-alone commercial use building that would be located between the two (2) existing commercial use structures in addition to other site improvements. The new building would be an estimated 4,000 sq ft.



BACKGROUND

- City Council - Notice of Intent – September 12, 2022
- ARB - Preliminary Review – October 18, 2022
- P&Z - Replat – November 07, 2022
 - City Council Action – November 14, 2022

PROPERTY



DRONE PHOTOGRAPHY FROM BROADWAY VIEWING NORTHWEST



DRONE PHOTOGRAPHY OF AREA OF WORK VIEWING SOUTH



DRONE PHOTOGRAPHY FROM INSLEE VIEWING NORTHEAST



PROPERTY



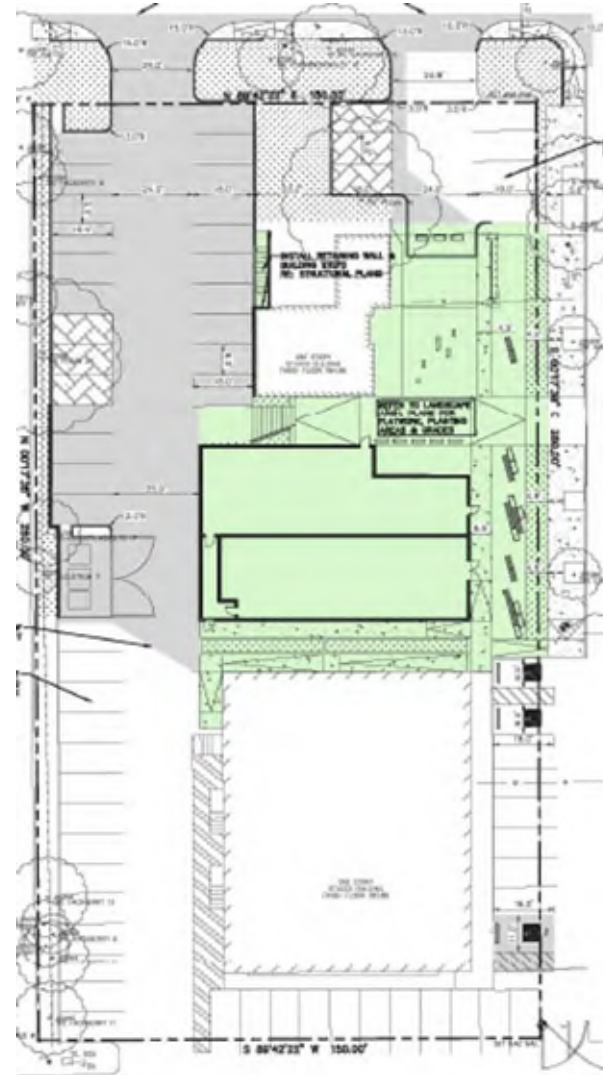
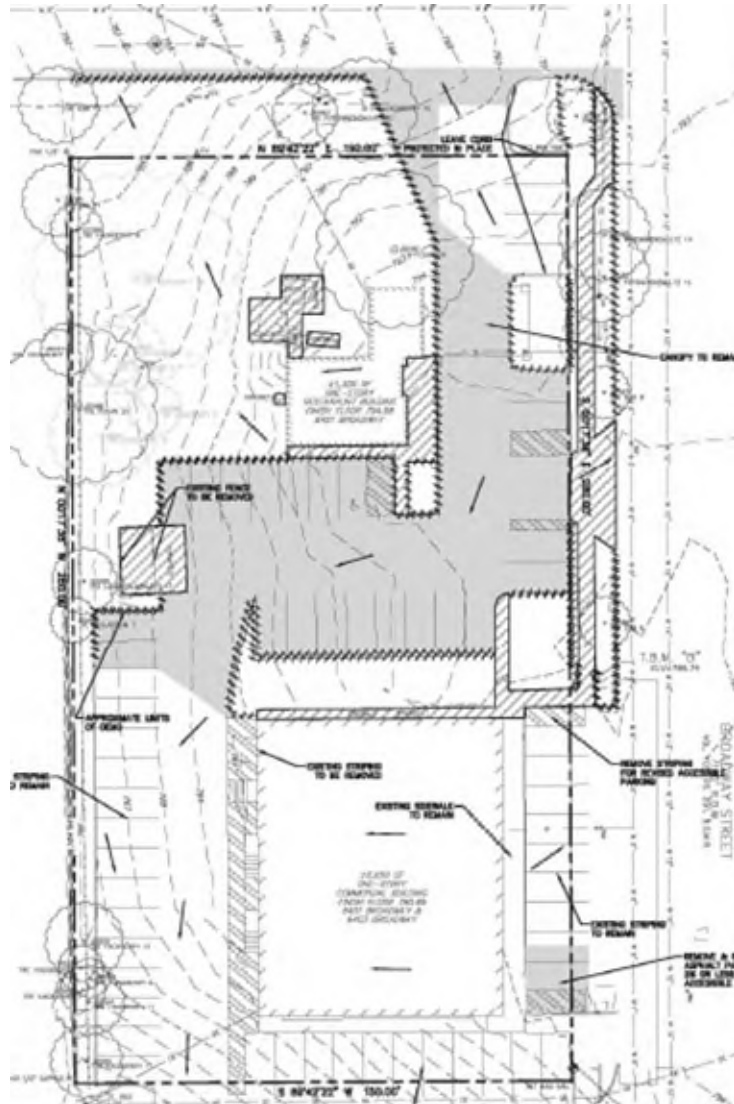
DRONE PHOTOGRAPHY OF 6421 BROADWAY VIEWING NORTHWEST



DRONE PHOTOGRAPHY OF AREA OF WORK VIEWING NORTHEAST



PROPERTY



PRE-DEVELOPMENT

TOTAL AREA: 42,000.00 SF (0.964 AC.)

DA-1: 42,000.00 SF (0.964 AC.)

PERVIOUS COVER: 12,113.20 SF (0.278 AC.) (29%)

IMPERVIOUS COVER: 29,886.80 SF (0.686 AC.) (71%)



PERVIOUS COVER



IMPERVIOUS COVER

POST-DEVELOPMENT

TOTAL AREA: 42,000.00 SF (0.964 AC.)

DA-1: 42,000.00 SF (0.964 AC.)

PERVIOUS COVER: 5,568.40 SF (0.128 AC.) (14%)

IMPERVIOUS COVER: 36,256.94 SF (0.832 AC.) (86%)

INCREASE IN IMPERVIOUS COVER: +6,370.14 SF



PERVIOUS COVER



IMPERVIOUS COVER



INSLEE AVENUE

6401 BROADWAY

PROPOSED BUILDING
FOOTPRINT

6421 BROADWAY

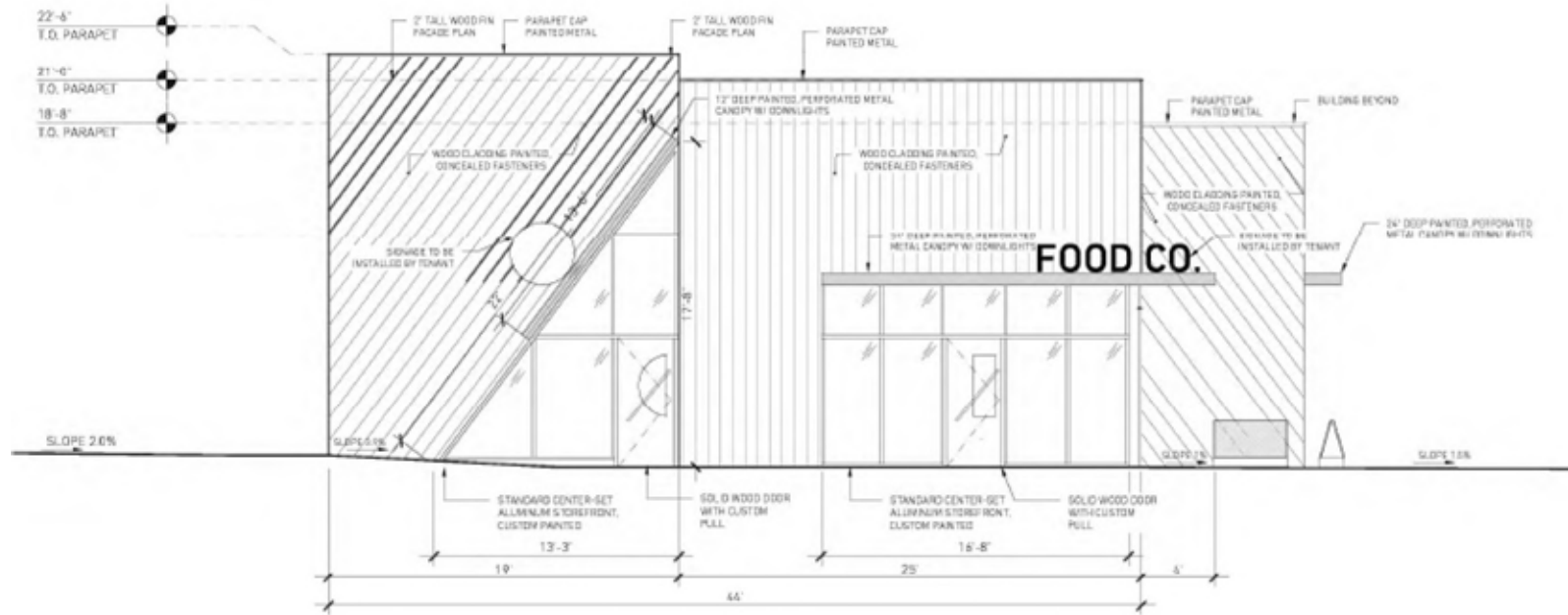
COLLEGE BOULEVARD

AREA OF WORK

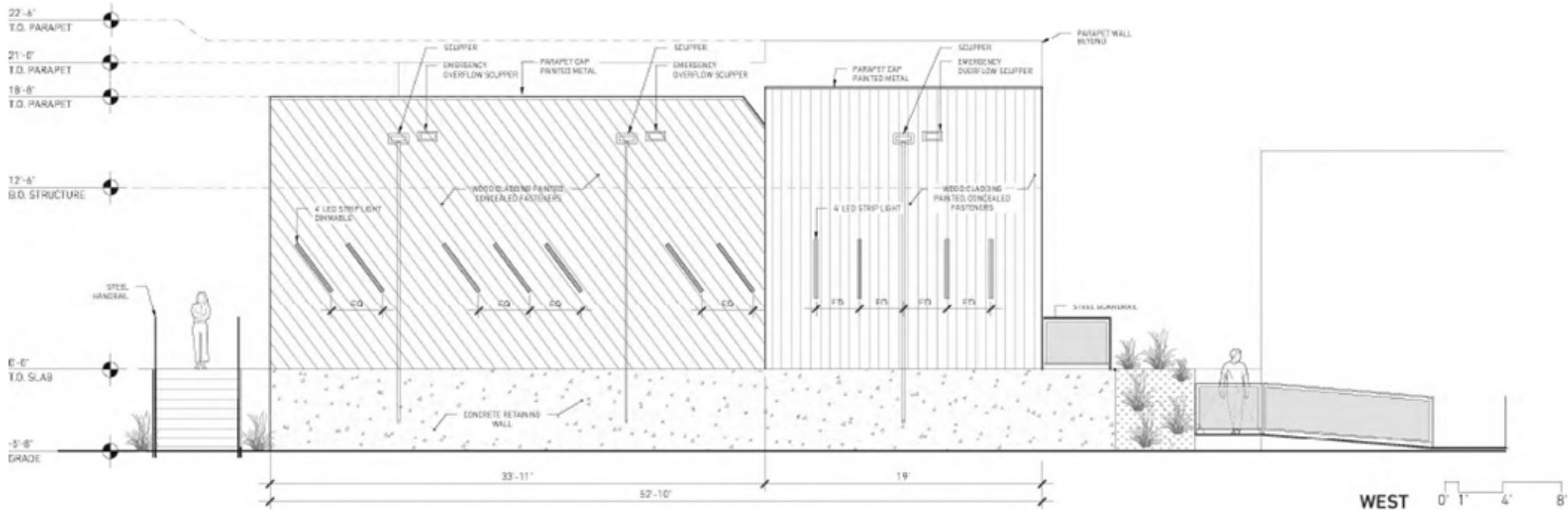
FACADE ALTERATION

NEW CONSTRUCTION

BROADWAY AVENUE

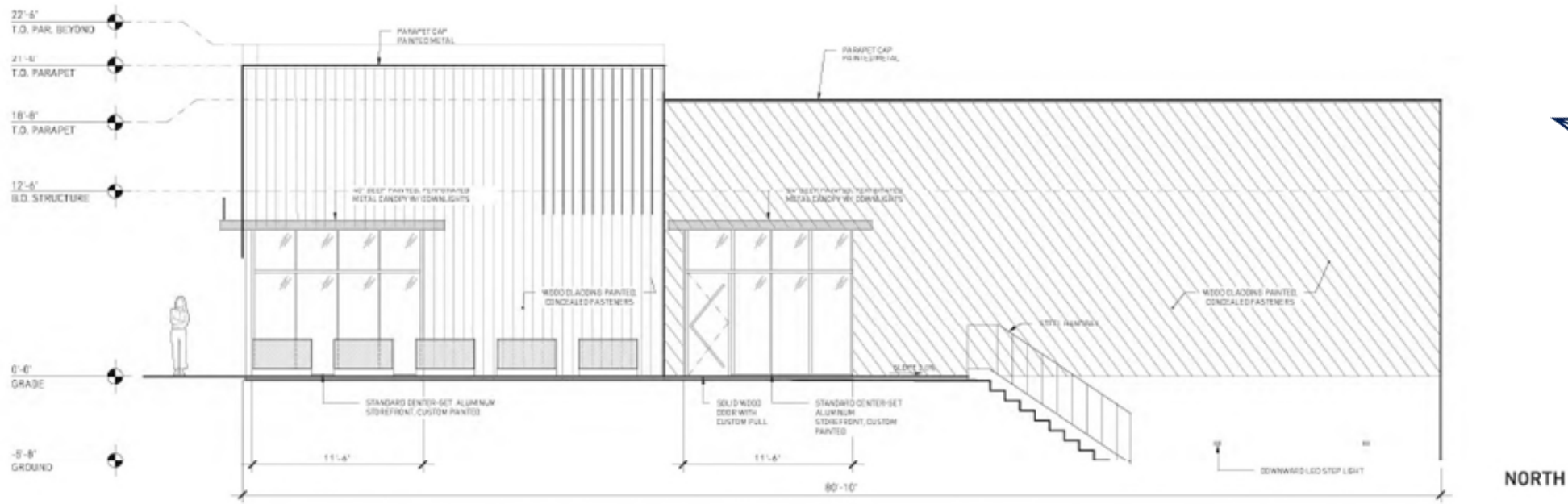


EAST

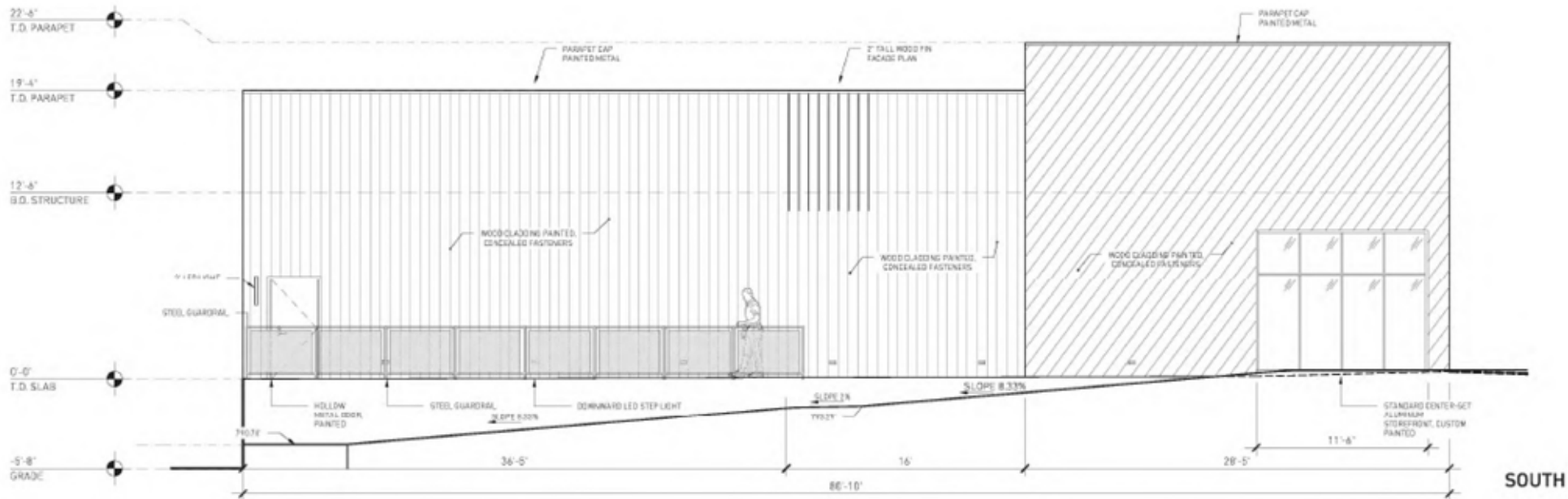


WEST





NORTH



SOUTH



VIEW FROM BROADWAY



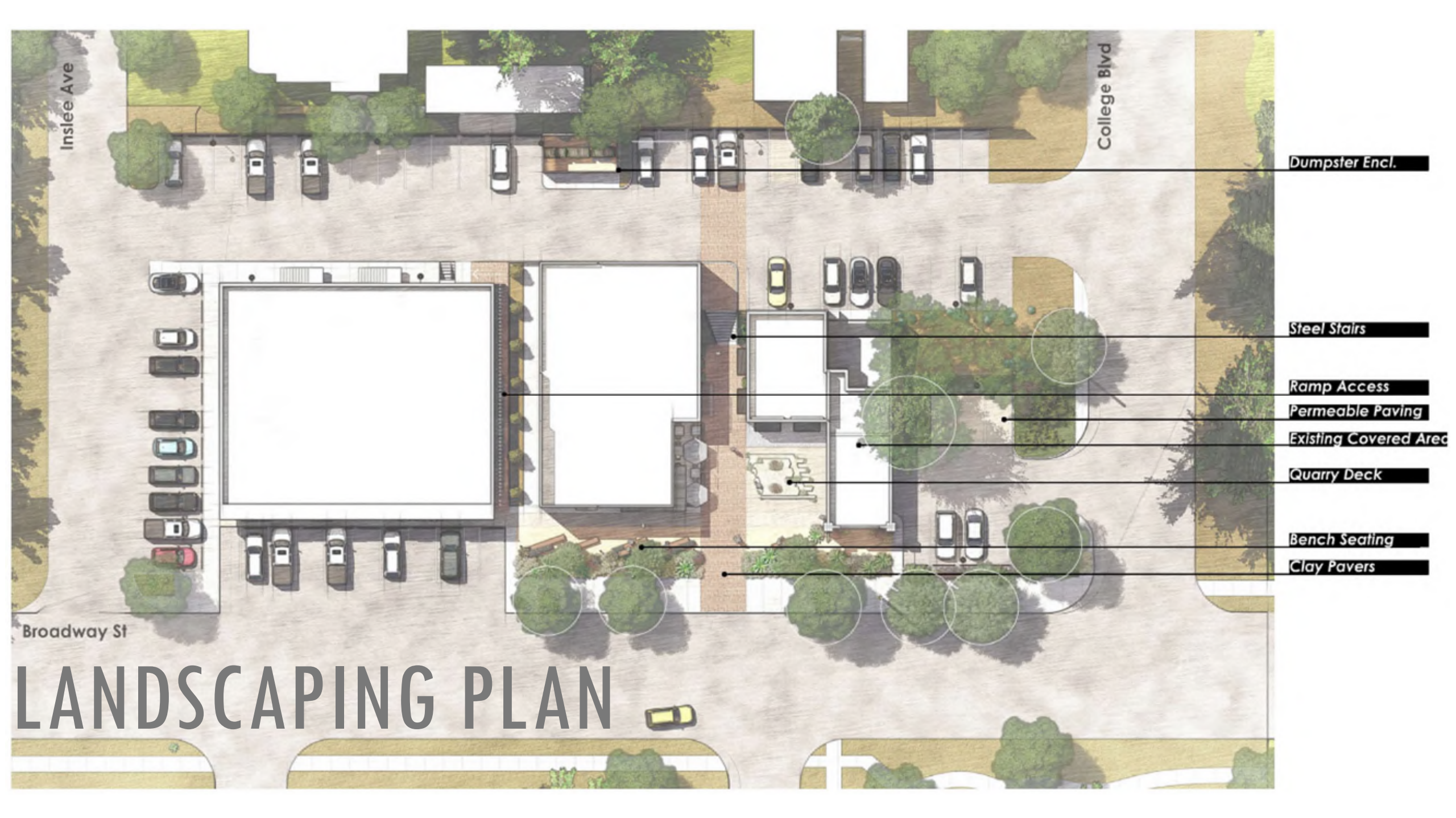
PEDESTRIAN SIDEWALK VIEW





LANDSCAPE MATERIAL REFERENCE





Insee Ave

College Blvd

Broadway St

Dumpster Encl.

Steel Stairs

Ramp Access

Permeable Paving

Existing Covered Area

Quarry Deck

Bench Seating

Clay Pavers

LANDSCAPING PLAN

Inslee Ave

College Blvd

Shielded Parking
Lights, Min. Coverage

Wall Pack Lights

Pole Mounted Lights

Bollard Lights

Broadway St

LIGHTING PLAN



VIEW OF STAIRS FROM PARKING TO BROADWAY



VIEW OF SHARED COMMUNITY SPACE





POLICY ANALYSIS

The applicant has not formally applied for construction of the proposed new commercial building; therefore, a formal review of plan documents has not been completed by Community Development staff and/or other required departments. If any new variances are discovered upon completion of the formal review, the project would be subject to review by the Board of Adjustment (BOA) or the applicant would also have the option to provide a zoning code compliant plan.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property

- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (1)

